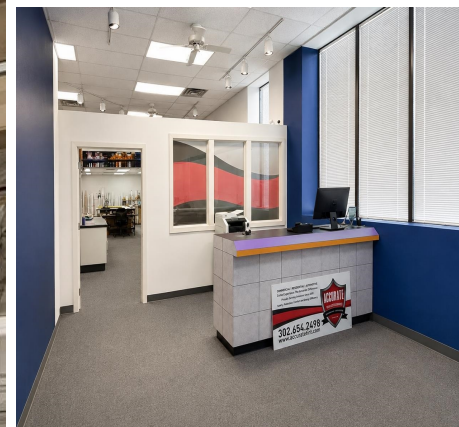


High-Visibility Retail/Office with Rear Warehouse



FOR LEASE | ±6,700 SF | DRIVE-IN DOORS | FRONT & REAR ACCESS

1020 N Union Street
Wilmington, DE 19805

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DSM
COMMERCIAL

THE SPACE

Location	1020 N Union Street Wilmington, DE 19805
County	New Castle County
Traffic Count	16,991 VPD
Size	6,700 SF
Lease Rate	Please contact listing agent

HIGHLIGHTS

- Position your business in this versatile ±6,700 SF retail/office and warehouse unit at 1020 North Union Street in Wilmington. The property offers a highly visible front entrance, professional reception and office areas, flexible workspace, and functional warehouse space at the rear.
- A separate rear entrance and drive-in doors provide convenient access for deliveries, equipment and daily operations.
- This adaptable layout is well suited for retailers, service providers, contractors, production users, showrooms and other businesses seeking customer-facing space with valuable warehouse capabilities.
- Free Parking: 28 parking spaces available in off-street parking lot
- Drive-in door side loading entrance along Eleventh Street
- Located just around the corner from a new 168 unit upscale apartment complex on Pennsylvania Ave.



POPULATION

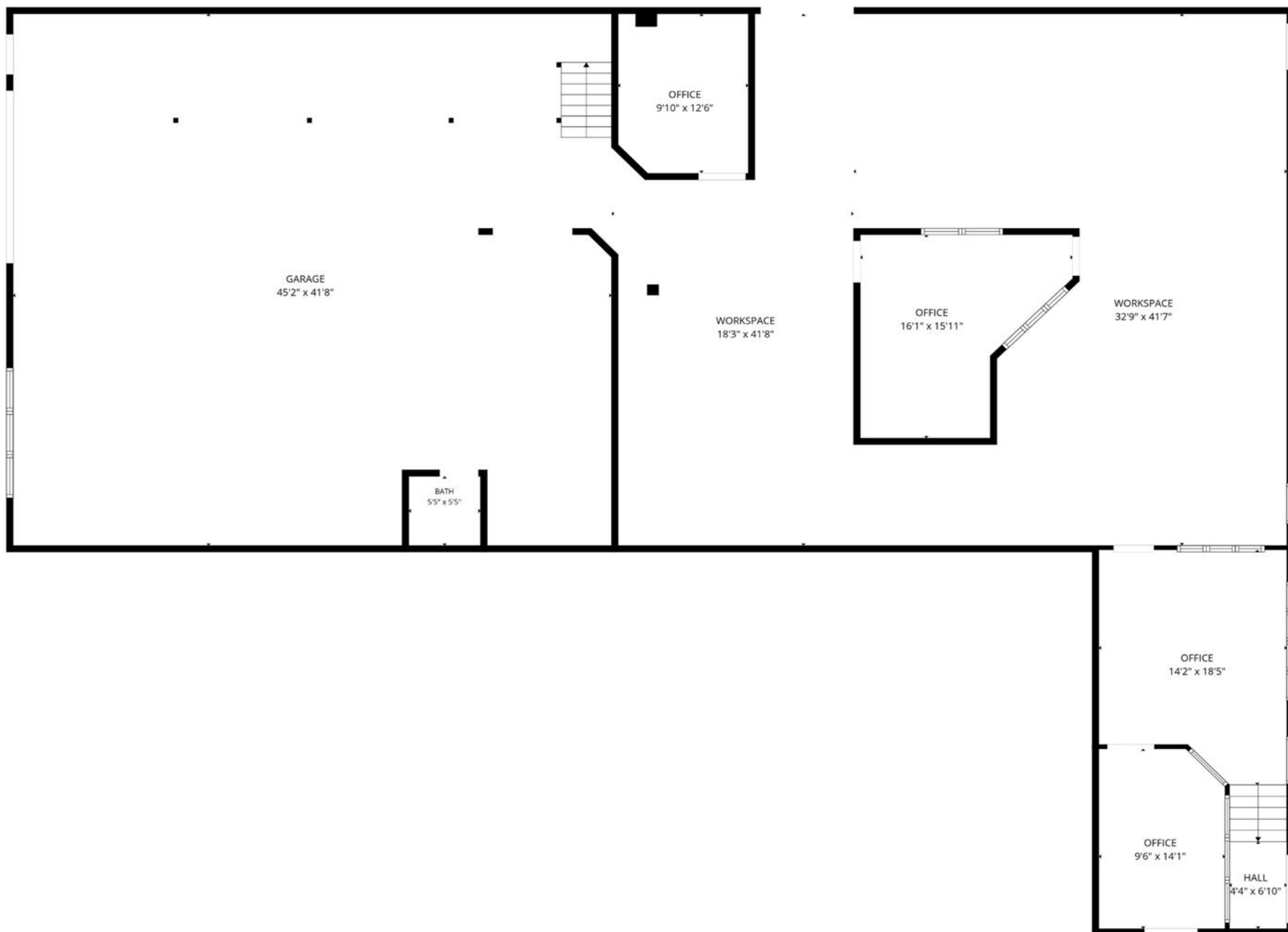
1.00 MILE	3.00 MILE	5.00 MILE
30,083	113,218	189,923

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,810	\$108,618	\$120,564

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
13,931	49,324	79,668





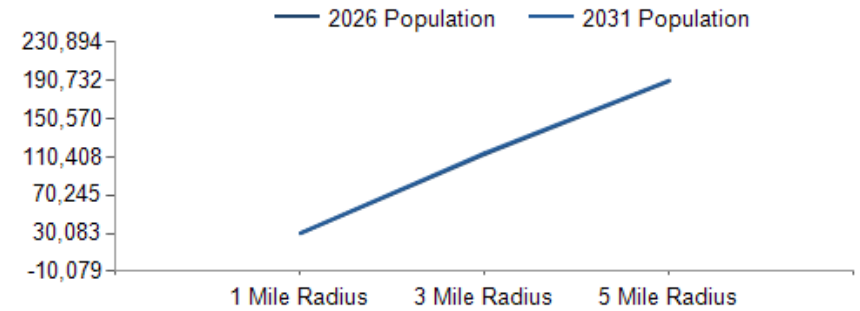




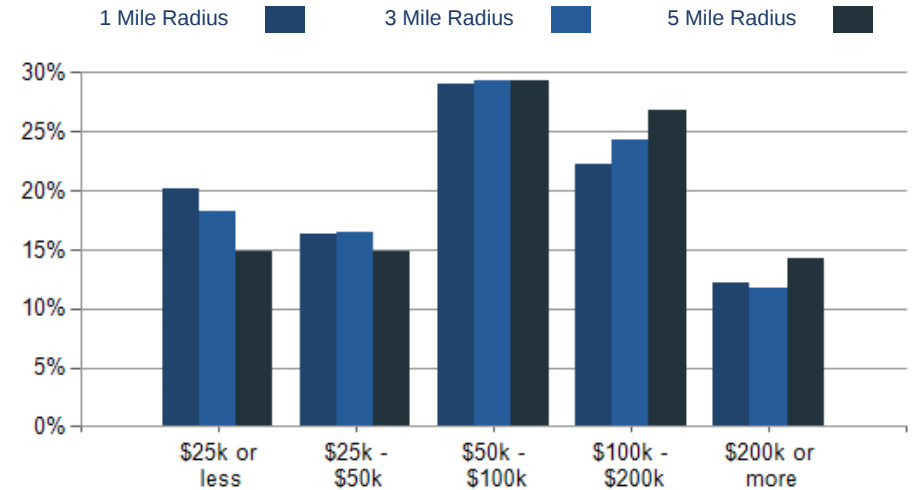


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,537	109,495	186,173
2010 Population	29,750	108,526	184,138
2026 Population	30,083	113,218	189,923
2031 Population	30,417	114,582	190,732
2026 African American	10,911	48,028	61,654
2026 American Indian	181	632	1,142
2026 Asian	470	2,601	5,788
2026 Hispanic	5,708	19,553	31,284
2026 Other Race	2,681	9,184	14,460
2026 White	13,102	42,899	89,796
2026 Multiracial	2,723	9,824	17,005
2026-2031: Population: Growth Rate	1.10%	1.20%	0.45%

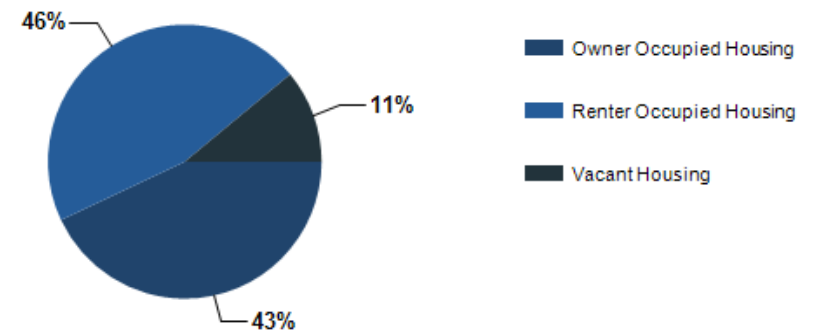
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,886	5,920	7,600
\$15,000-\$24,999	930	3,083	4,191
\$25,000-\$34,999	636	2,272	3,249
\$35,000-\$49,999	1,631	5,831	8,620
\$50,000-\$74,999	2,247	7,894	12,364
\$75,000-\$99,999	1,798	6,538	10,964
\$100,000-\$149,999	1,880	8,243	14,060
\$150,000-\$199,999	1,217	3,740	7,311
\$200,000 or greater	1,706	5,803	11,308
Median HH Income	\$70,241	\$73,638	\$82,128
Average HH Income	\$106,810	\$108,618	\$120,564



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

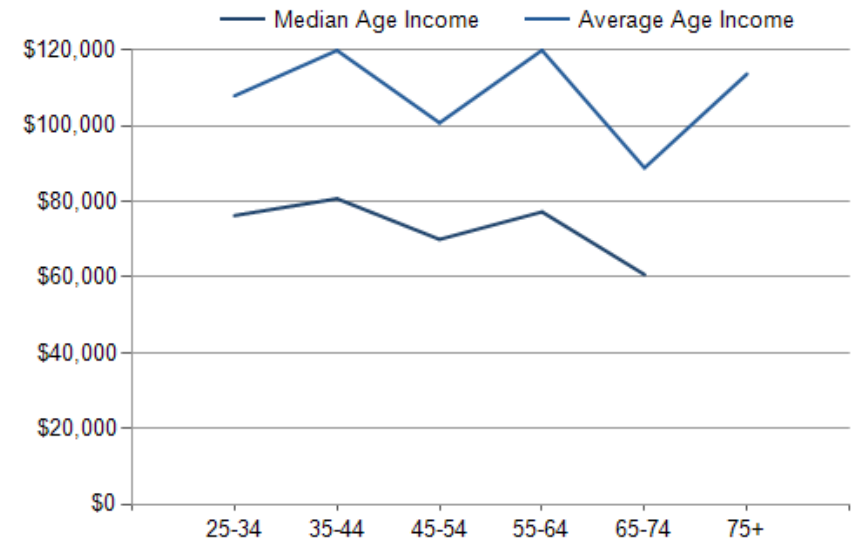
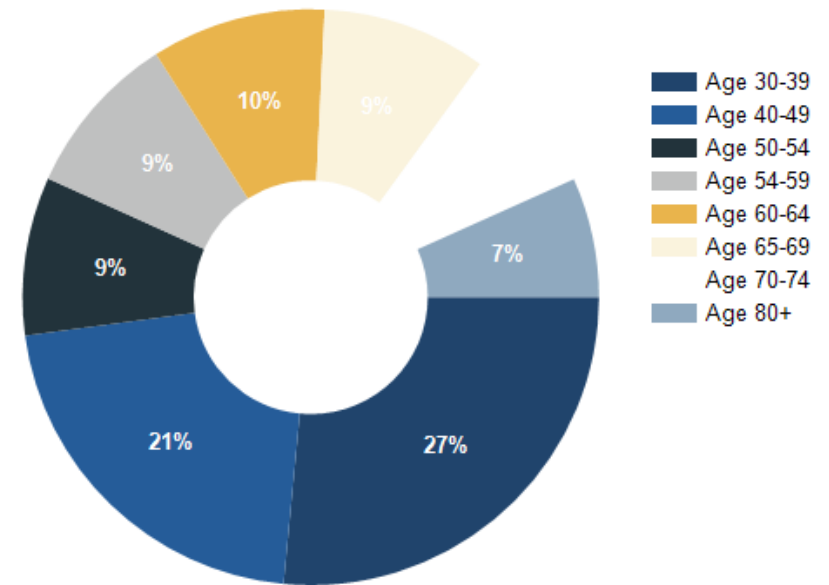


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,453	8,665	13,342
2026 Population Age 35-39	2,212	8,175	13,343
2026 Population Age 40-44	2,071	7,429	12,475
2026 Population Age 45-49	1,688	6,548	11,181
2026 Population Age 50-54	1,566	6,421	10,959
2026 Population Age 55-59	1,623	6,660	11,435
2026 Population Age 60-64	1,721	6,921	12,337
2026 Population Age 65-69	1,625	6,475	11,734
2026 Population Age 70-74	1,458	5,162	9,618
2026 Population Age 75-79	1,182	3,799	7,098
2026 Population Age 80-84	755	2,510	4,767
2026 Population Age 85+	705	2,184	4,514
2026 Population Age 18+	24,098	89,611	151,372
2026 Median Age	39	39	41
2031 Median Age	40	40	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,279	\$71,026	\$81,578
Average Household Income 25-34	\$107,917	\$101,417	\$111,366
Median Household Income 35-44	\$80,732	\$82,343	\$91,155
Average Household Income 35-44	\$119,928	\$118,623	\$134,298
Median Household Income 45-54	\$69,984	\$83,123	\$101,119
Average Household Income 45-54	\$100,778	\$114,627	\$138,384
Median Household Income 55-64	\$77,244	\$81,834	\$90,030
Average Household Income 55-64	\$119,969	\$120,137	\$129,216
Median Household Income 65-74	\$60,654	\$61,770	\$70,964
Average Household Income 65-74	\$88,875	\$96,635	\$105,924
Average Household Income 75+	\$113,698	\$110,968	\$112,378

Population By Age



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The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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